
Agenda-Amended
Regular Meeting
June 10, 2015

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, June 10, 2015, at 6:00 P.M. in the Council Chambers of the Washington City Offices, located 111 North 100 East, Washington, Utah.

Invocation
Pledge of Allegiance

1. APPROVAL OF THE AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 05/26/15 and 05/27/15.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for May 2015.

5. AGREEMENTS

A. Consideration to proceed with negotiations on the Boiling Springs Ecoseum and Desert Preserve concept plan and development agreement located approximately 305 W. Buena Vista Boulevard. Nikki Warner

B. Consideration to approve an agreement between Wild Rose LLC and Washington City for the purchase of right-of-way and easement for the expansion and improvement of 3650 South. Mike Shaw, Public Works Director

6. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public Hearing for consideration to approve a Zone Change request Z-15-05, to change zone from RA-1 (Residential Agriculture 1 acres) to R-1-15 (Single Family Residential 15,000 sq ft lots) located at approximately Majestic Drive and Washington Fields Road. Applicant: Darwin Russon

B. Consideration to approve an Ordinance adopting Zone Change request Z-15-05, to change present zone from RA-1 to R-1-15.

C. Public Hearing for consideration to approve a Zone Change request Z-15-06 to amend current PCD (Planned Community Development) by adding proposed Residential Rental, Short Term Use located at approximately 1860 East 925 North. Applicant: Ivory Southern, LLC

D. Consideration to approve an Ordinance adopting Zone Change request Z-15-06, to amend the Sienna Hills PCD.

E. Public Hearing for consideration to approve a Zone Change request Z-15-08 for the Stucki Farms PCD Amendment for the purpose to amend the Development Agreement “Exhibit E Street Cross Section & Curbing”, to allow for additional street sections to be constructed. Applicant: Karl Larson

F. Consideration to approve an Ordinance adopting Zone Change request Z-15-08, to change amend the Stucki Farms PCD.

G. Public Hearing for consideration to approve a General Plan Amendment request G-15-02, to change designation from LD (Low Density), VLD (Very Low Density), Park and OS (Open Space) to C-1 (Community Commercial and MD (Medium Density) located at approximately 4000 S. Washington Fields Road. Applicant: Stephen Simister

H. Consideration to approve an Ordinance adopting General Plan Amendment G-15-02, to change designation from LD to VLD.

7. EASEMENT VACATION

A. Consideration to approve a water line easement vacation located within Brio at Buena Vista Blvd and Main Street. Jeff Starkey, City Attorney

8. FINAL PLATS

A. Consideration to approve the Final plat for Brio, Phase 1A located at approximately Buena Vista Blvd and Main Street. Applicant: Jack Fisher Homes

B. Consideration to approve the final plat for Sugar Plum in The Fields, Phase 1 located at approximately 3650 S. Camino Real. Applicant: Walter Plumb

C. Consideration to approve the final plat for Rusted Hills, Phase 3 located at approximately Camino Real and Galilee Way. Applicant: Doug Dennett

D. Consideration to approve the final plat for Westgate Hills Phase 2D, located at approximately 100 North 1400 West. Applicant: Richard Rogers

E. Consideration to approve the final plat for Westgate Hills Phase 2E, located at approximately 150 North 1400 West. Applicant: Richard Rogers

9. RESOLUTIONS

- A. Consideration to approve a Resolution adopting the 2015/2016 Fiscal Year Budget. Kimberly Ruesch, Administrative Services Manager
- B. Consideration to approve a Resolution closing the Internal Debt Service Fund 26. Kimberly Ruesch, Administrative Services Manager
- C. Consideration to approve a Resolution closing the Leisure Service Special Revenue Fund 29 and the Golf course Enterprise Fund 58. Kimberly Ruesch, Administrative Services Manager
- D. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Fiscal Year Beginning July 1, 2015. Kerry Wheelwright, Treasurer
- E. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyons for the Fiscal Year Beginning July 1, 2015. Kerry Wheelwright, Treasurer

10. BUDGET TRANSFER

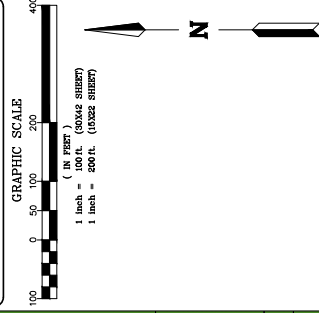
- A. Consideration to make Internal Funds Transfer from the Sewer Fund to the General Fund to cover the expense of the Golf Course. Kimberly Ruesch, Administrative Services Manager

11. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

12. ADJOURNMENT

POSTED this 8th day of June 2015
Danice B. Bulloch, CMC
City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.



STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DARRIN HASSELL, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF LORRY SOUTHERN, LLC, AND THAT HE EMPLOYED THE FOREGOING OWNER'S DEPENDENT
IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED TO DO SO BY THE DECISION OF THE BOARD OF LORRY SOUTHERN, LLC, AND HE DID DUPLY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY
RECEIVED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE LOCATION OF BUILDINGS 9-11, 12-14, 28-30, 31-33, AND 34-36 TO THE LOCATION OF WHICH IS SHOWN HERE ON. NO OTHER CHANGES WERE MADE OR INTENDED.

1. THIS PLANNED DEVELOPMENT CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL STREETS WITHIN THIS PLANNED DEVELOPMENT.

[illegible]

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, COMMON AND LIMITED COMMON AREAS, THIS DAY BE HEREFTER KNOWN AS:

[illegible]

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__

IVORY SOUTHERN, LLC
(A UTAH LIMITED LIABILITY COMPANY)

DARIN HASKELL, MANAGER
IVORY SOUTHERN, LLC

A map showing the intersection of Highway 101 and Highway 15. Highway 101 runs vertically on the left, and Highway 15 runs horizontally across the top. A 'PROJECT SITE' is marked with a circle and a line pointing to it, located south of Highway 15 and east of Highway 101. A north arrow is in the top right corner.

I, ROBERT R. HERNANDSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF

PLAT.

[illegible]

DATE: BUSH AND GUDGELL INC.



ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

SE 1/4 OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST AND
SW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

CASITAS AT SIENNA HILLS PHASE 1
AMENDED
LOCATED IN
SE 1/4 OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST AND
SW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

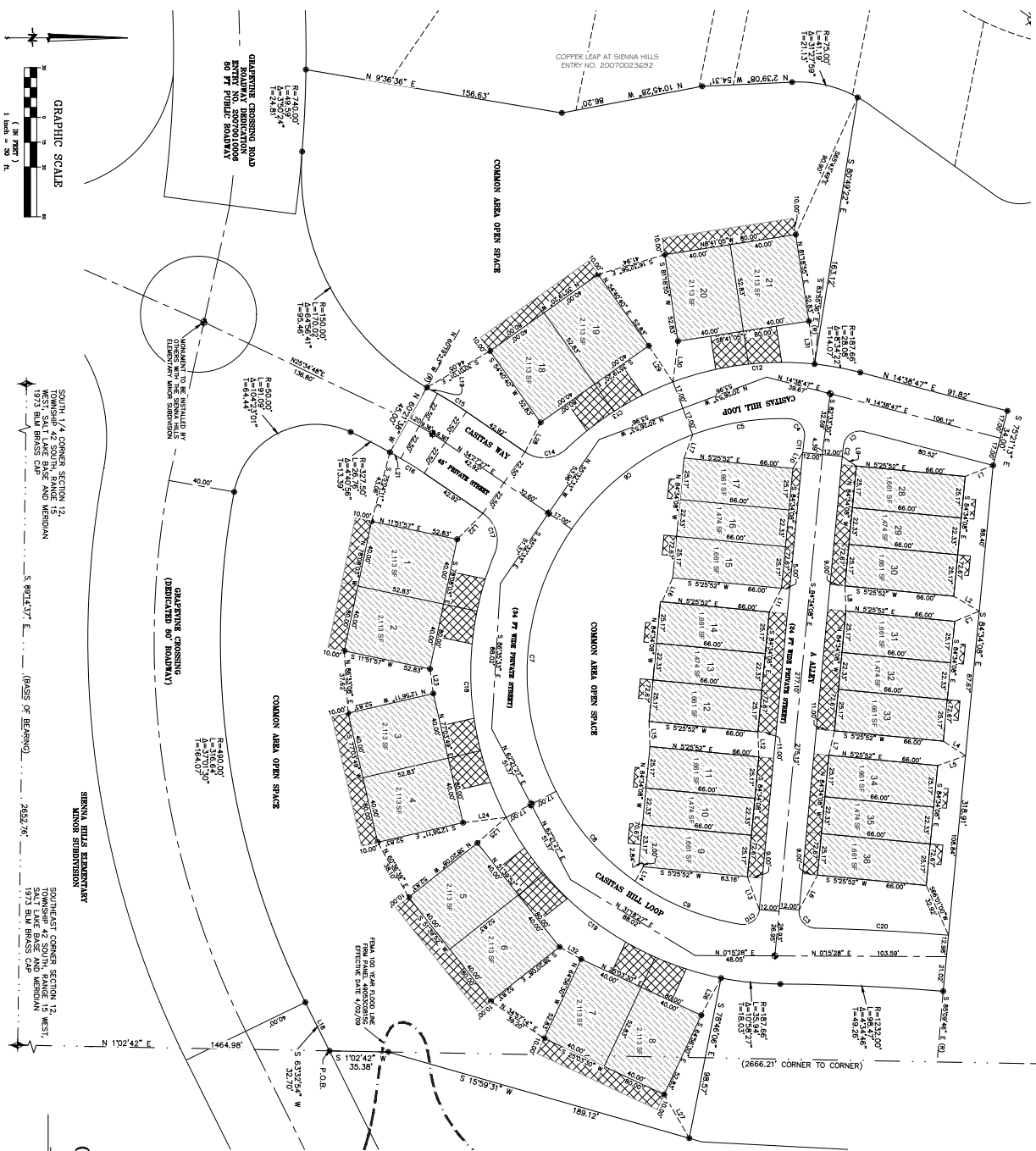
Drawn : PJW Date : 4/09/15
Designer : BLW
Checked : RRH
Approved : RRH
Scale : NTS
Job No : 1510B1

205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-316
www.bushandgudger.com

No.	Date	By	Revision

EAST 1/4 CORNER SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASIN CAP
1978 BLM BRASS CAP

PICTURE DEVELOPMENT



LEGEND

- SECTIONAL MONUMENTATION (ROUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAN)
- SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD)
- SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
- SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID CAP SET TO CITY STANDARD)
- SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID CAP)
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & QUOTE (UNLESS OTHERWISE SPECIFIED ON THE PLAN)
- SPECIES COMMON AREA
- SPECIES LIMITED COMMON AREA
- SPECIES PRIVATE ELEMENT



LINE TABLE	
Line #	Length Direction
L1	18.4 320°24'E
L2	17.82 320°24'E
L3	16.03 327°27'E
L4	15.81 327°27'E
L5	17.82 327°27'E
L6	23.4 327°27'E
L7	15.13 327°27'E
L8	15.13 327°27'E
L9	10.32 344°17'W
L10	11.22 344°17'W
L11	16.6 344°17'W
L12	15.13 344°17'W
L13	21.07 344°17'W
L14	10.05 344°17'W
L15	15.81 344°17'W

LINE TABLE	
Line #	Length Direction
L16	15.81 344°17'W
L17	15.81 344°17'W
L18	15.81 344°17'W
L19	15.81 344°17'W
L20	15.81 344°17'W
L21	15.81 344°17'W
L22	15.81 344°17'W
L23	15.81 344°17'W
L24	15.81 344°17'W
L25	15.81 344°17'W
L26	15.81 344°17'W
L27	15.81 344°17'W
L28	15.81 344°17'W
L29	15.81 344°17'W
L30	15.81 344°17'W
L31	15.81 344°17'W
L32	15.81 344°17'W

CURVE TABLE	
Curve #	Length Radius Delta
C1	17.04 1000 97°00'W
C2	4.48 124.00 133°20'W
C3	16.44 1000 97°00'W
C4	16.44 1000 97°00'W
C5	16.44 1000 97°00'W
C6	16.44 1000 97°00'W
C7	16.44 1000 97°00'W
C8	16.44 1000 97°00'W
C9	16.44 1000 97°00'W
C10	16.44 1000 97°00'W

CASITAS AT SIENNA HILLS PHASE 1 AMENDED

SE 1/4 OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST AND
SW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASIN AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

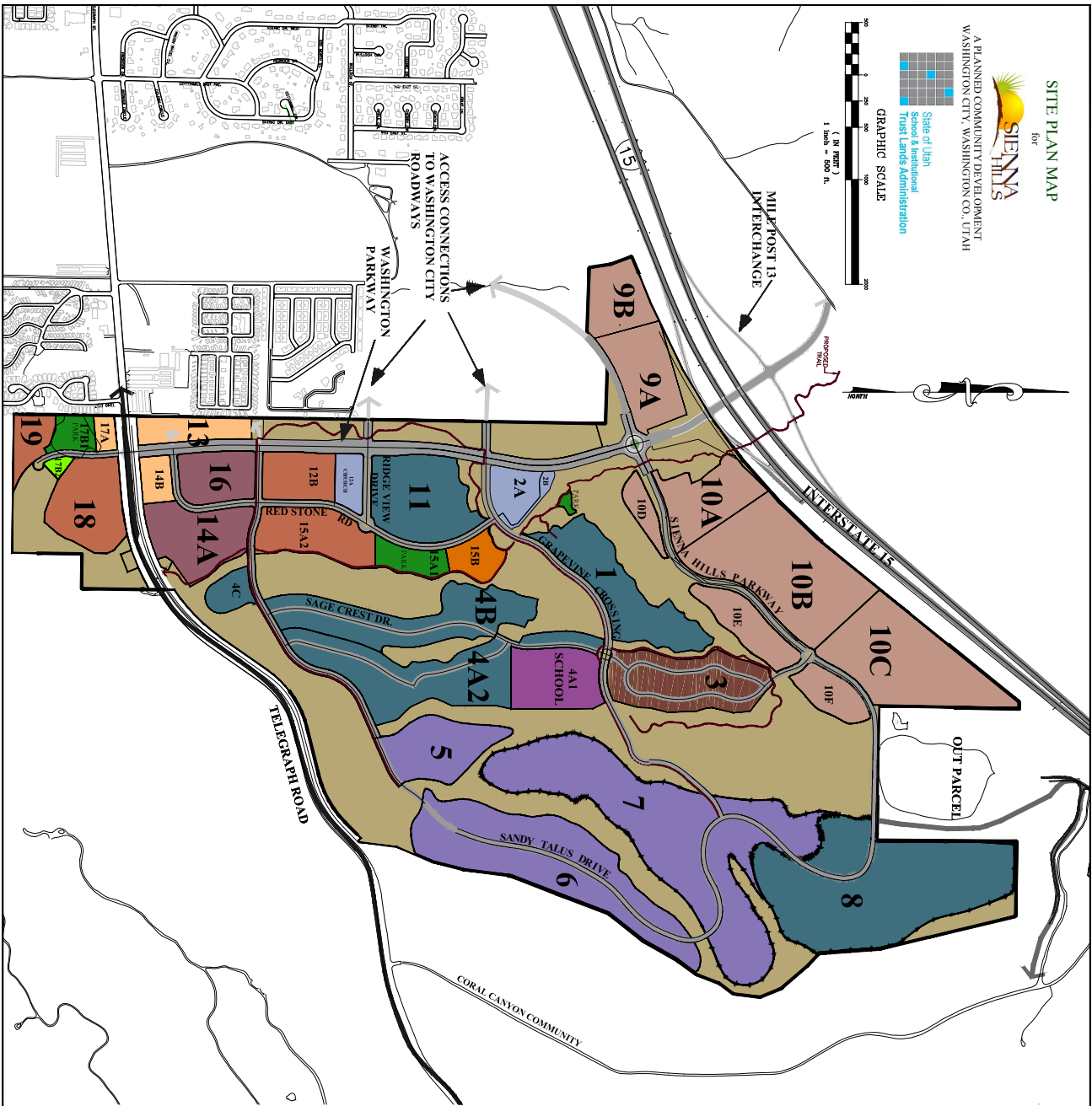
200 East Tennessee Blvd #4
St. George, Utah 84770
Phone (435) 673-2337 Fax (435) 673-3161
www.bushgudgell.com



Drawn: BLM/BLM Date: 8/28/13
Designer: BLM
Checked: BBL
Approved: BBL
Scale: 1" = 30'
Job No: 15101

CASITAS AT SIENNA HILLS PHASE 1
AMENDED
SE 1/4 OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST AND
SW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASIN & MERIDIAN

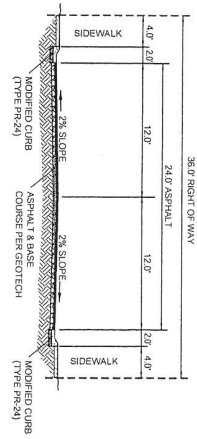
Sheet No. 2
SHEETS



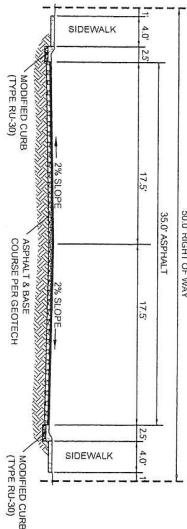
LAND USE LEGEND 4-23-15						
NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.	D.U./AC	
1	Residential	16.9	88	773,846	5.7	
2A	Mixed Use	1.0	1	42,805		
2B	Mixed Use	4.7	56	203,650	12.00	
3	Residential (Multi-Family/Vacation Rental)	17.4	209	759,225	12.00	
4A1	School	11.1	1	462,640		
4A2	Residential (SF Medium)	25.6	128	1,117,050	5.00	
4B	Residential (SF Medium)	20.4	102	880,040	5.00	
4C	Residential (SF Medium)	3.2	16	138,700	5.00	
5	Residential (SF Low Density)	12.4	37	540,860	3.00	
6	Residential (SF Low Density)	36.7	107	1,550,500	3.00	
7	Residential (SF Low Density)	57.6	173	2,500,600	3.00	
8	Residential (SF Medium)	48.4	242	2,108,800	5.00	
9A	Freeway Commercial	11.9		518,500		
9B	Freeway Commercial	8.4		364,090		
10A	Freeway Commercial	11.4		488,400		
10B	Freeway Commercial	10.2		1,131,130		
10D	Freeway Commercial	26.2		1,131,130		
10E	Freeway Commercial	3.2		139,700		
10F	Freeway Commercial	7.8		338,000		
11	Freeway Commercial	5.5		238,500		
12A	Residential (SF Medium)	16.5	66	717,985	4.00	
12B	Mixed Use Church Site	3.2	1	140,340	12.00	
13	Townhome	7.2	87	314,750	12.00	
14A	Commercial	5.7		248,000		
14B	Residential (Multi-Family)	12.6	202	949,200	16.00	
15A1	Park	4.1		183,700		
15A2	Townhome	4.1	66	188,350	6.00	
15B	Residential (Multi-Family)	17.2	24	468,300	5.00	
16	Residential (Multi-Family)	4.7	106	209,600	16.00	
17A	Commercial	1.6		68,440		
17B	Park (Natural Preserve)	3.2		139,615		
18	Townhome	12.4	149	340,850	12.00	
19	Townhome	4.2	50	182,720	12.00	
TOTALS						
	Lodging (Rooms)	Acres	Units	SQ. FT.	D.U./AC	
	Commercial	114.0	0	4,965,580		
	Residential	313.2	1852	13,644,806	5.9	
	Mixed Use	8.9	58	386,795	6.5	
	Parks	8.1		358,815		
	School Site	11.1		462,640		
	Open Space	455.4	1910	19,834,036		
		276.5		12,042,400		



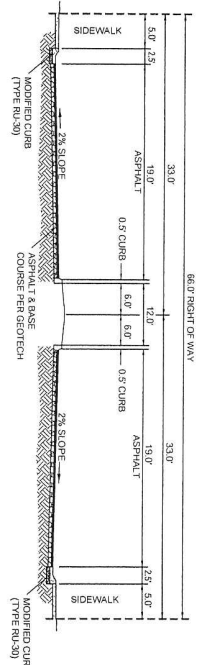
TYPICAL 36' PRIVATE STREET



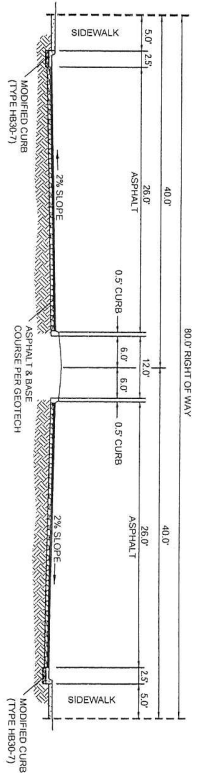
TYPICAL 50' STREET



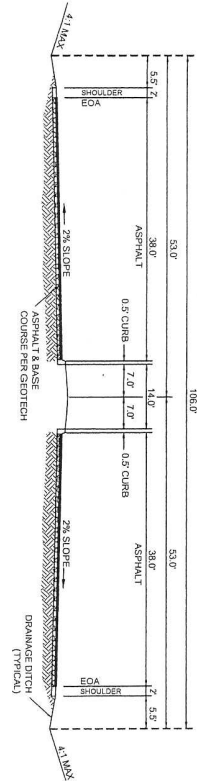
66' STREET SECTION



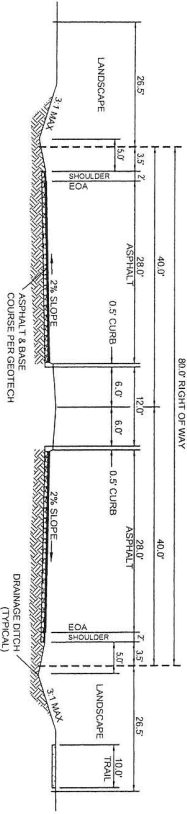
80' STREET SECTION



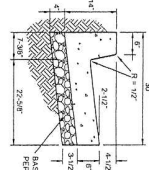
106' STREET SECTION



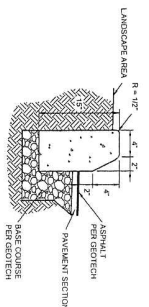
80' STREET SECTION



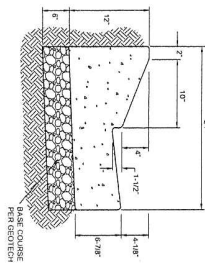
MODIFIED H830.7 CURB & GUTTER



6' ISLAND CURBING



MODIFIED PR-24 CURB & GUTTER



MODIFIED RU-30 CURB & GUTTER

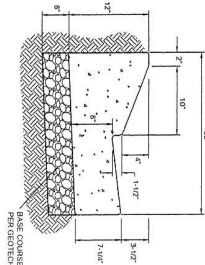


EXHIBIT E
STREET CROSS SECTIONS & CURBING
STUCKI FARMS MASTER PLAN

DATE: 4/16/19
DRAWN: BLW
APPROVED:
SCALE: NONE
JOB NO. 121154

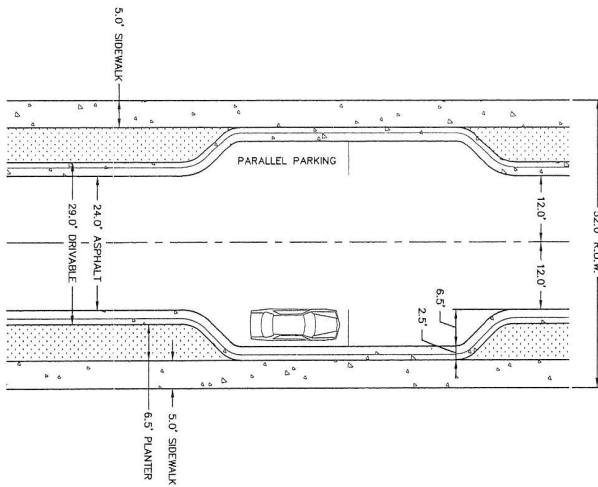


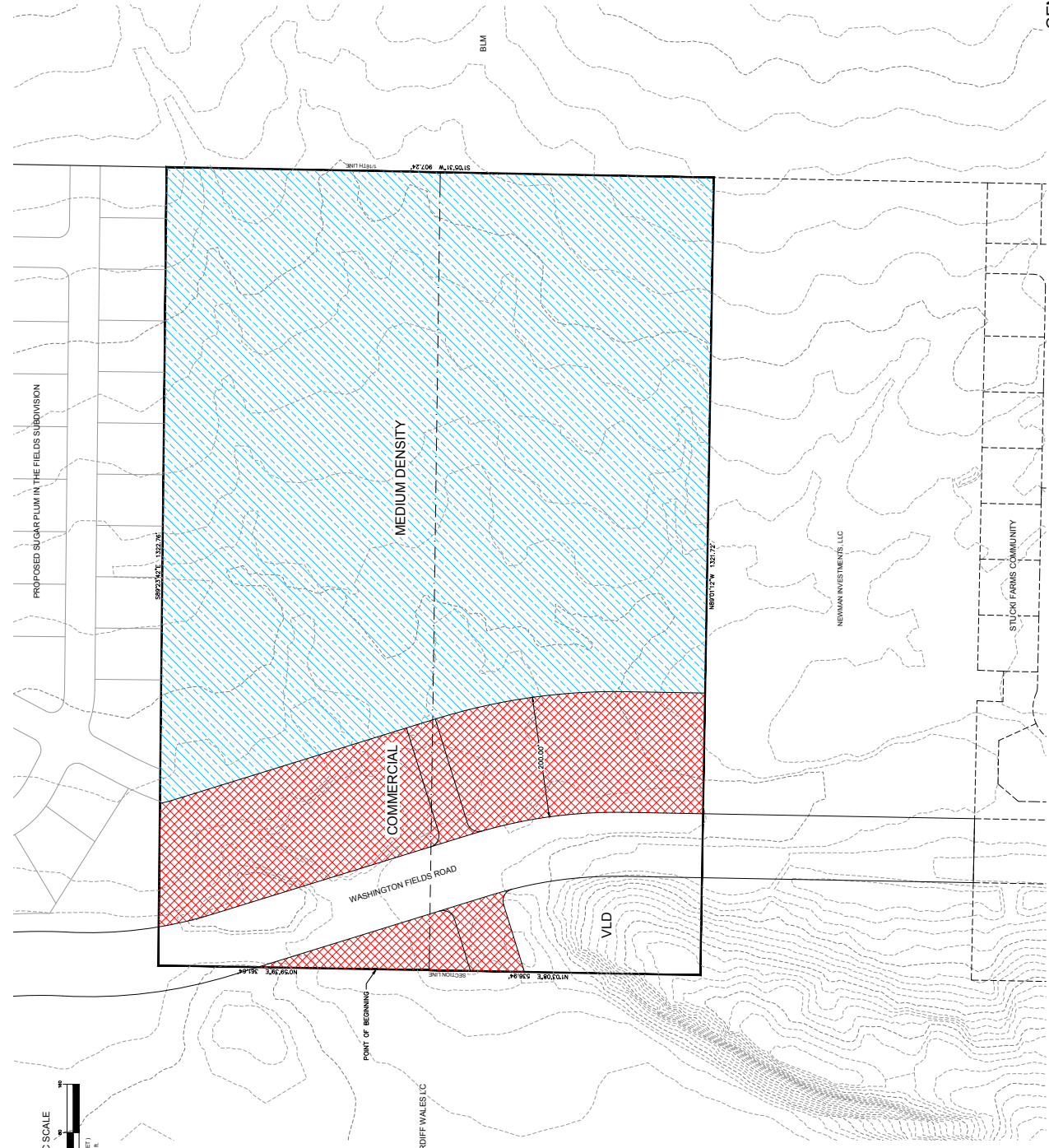
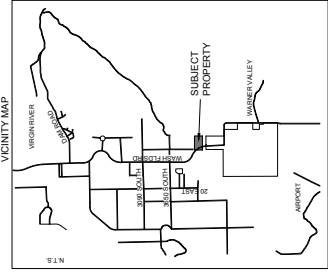
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No	Date	By	Revision

Sheet 1 of 2
1
2

Figure 1 is a cross-sectional diagram of a highway shoulder. The central travel lane is 24 ft wide asphalt. On either side of the travel lane is a shoulder. The left shoulder has a total width of 24 ft, consisting of a 5.0 ft sidewalk, a 2.5 ft parking/landscape area, a 4.0 ft travel lane, a 12.0 ft travel lane, a 2.5 ft parking/landscape area, and a 5.0 ft sidewalk. The right shoulder is similar but includes a 7% slope on the outer edge. The diagram also shows a 7% slope on the inner edge of the travel lane. The total width of the shoulders is 24 ft. The diagram is labeled 'TYPICAL CROSS-SECTION OF A HIGHWAY SHOULDER' and 'FIGURE 1'.





LEGAL DESCRIPTION

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 12 WEST, MERIDIAN 10 WEST, THENCE S 89° 57' 30" E 30.14 FEET TO THE POINT OF BEGINNING, THENCE S 89° 57' 30" E 30.14 FEET TO THE WEST SECTION LINE OF SAID SECTION, THENCE S 87° 52' 42" E 132.78 FEET TO A POINT ON THE 10TH LINE, THENCE S 103° 51' 17" E 170.07 FEET TO THE WEST LINE OF SAID SECTION, THENCE N 17° 08' 17" E 536.94 FEET ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

AND EXCEPTING ANYTHING THAT FALLS WITHIN THE RIGHT OF WAY OF WASHINGTON FIELDS ROAD, ENTRY NO. 20110004749, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDER'S OFFICE, 25.2 ACRES MORE OR LESS.

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161

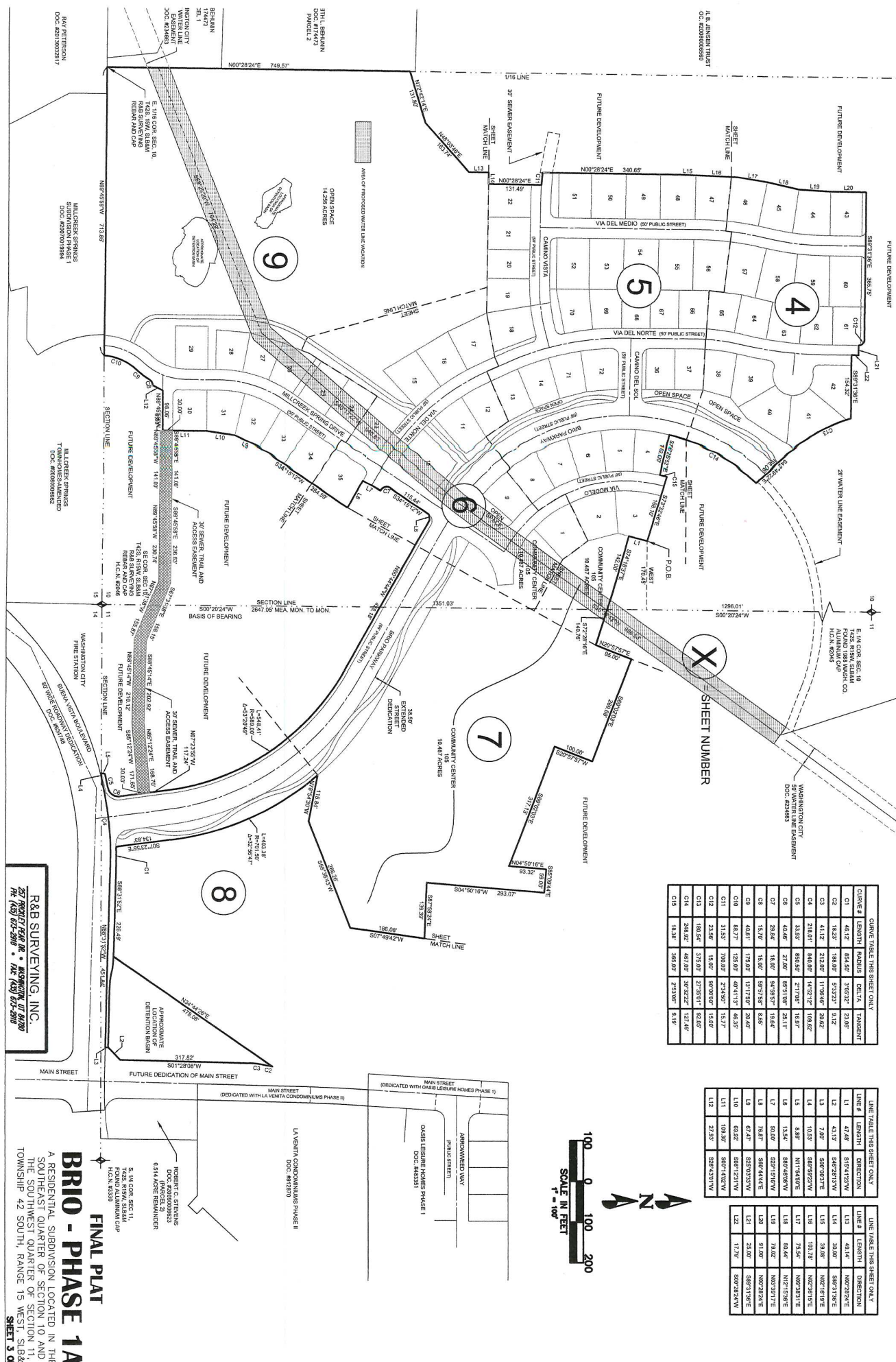


DATE: 4/08/15
DRAWN: BLW
APPROVED:
SCALE: 1" = 60'

GENERAL PLAN AMENDMENT
PREPARED FOR STEVEN SIMISTER
LOCATED IN WASHINGTON, UT

SHEET 1 OF 1
FILE: 151078 Comm

GENERAL PLAN AMENDMENT



CURVE TABLE THIS SHEET ONLY

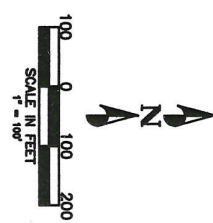
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	46.12	864.67	375.32°	23.05
C2	16.32	168.87	57.32°	9.12
C3	41.12	312.85	117.96°	20.85
C4	24.07	464.87	143.27°	10.82
C5	33.97	650.87	217.98°	16.87
C6	40.46	774.87	267.18°	25.11
C7	29.46	569.57	193.46°	18.46
C8	15.07	15.00	59.73°	8.85
C9	40.31	173.40	157.70°	20.40
C10	88.27	154.85	49.41°	48.35
C11	31.52	708.85	273.85°	15.77
C12	23.88	597.80	154.00°	13.00
C13	106.54	375.87	27.50°	122.48
C14	248.92	461.87	207.22°	122.48
C15	11.31	365.87	273.98°	9.18

LINE TABLE THIS SHEET ONLY

LINE #	LENGTH	DIRECTION
L1	47.48	S89°28'4"E
L2	48.17	S89°28'4"E
L3	48.17	S89°28'4"E
L4	7.00	S89°28'4"E
L5	10.38	S89°28'4"E
L6	10.38	S89°28'4"E
L7	8.00	N17°58'5"E
L8	13.54	N17°58'5"E
L9	50.07	S29°18'9"E
L10	78.87	S89°44'4"E
L11	67.47	S29°18'9"E
L12	21.38	S29°43'0"E

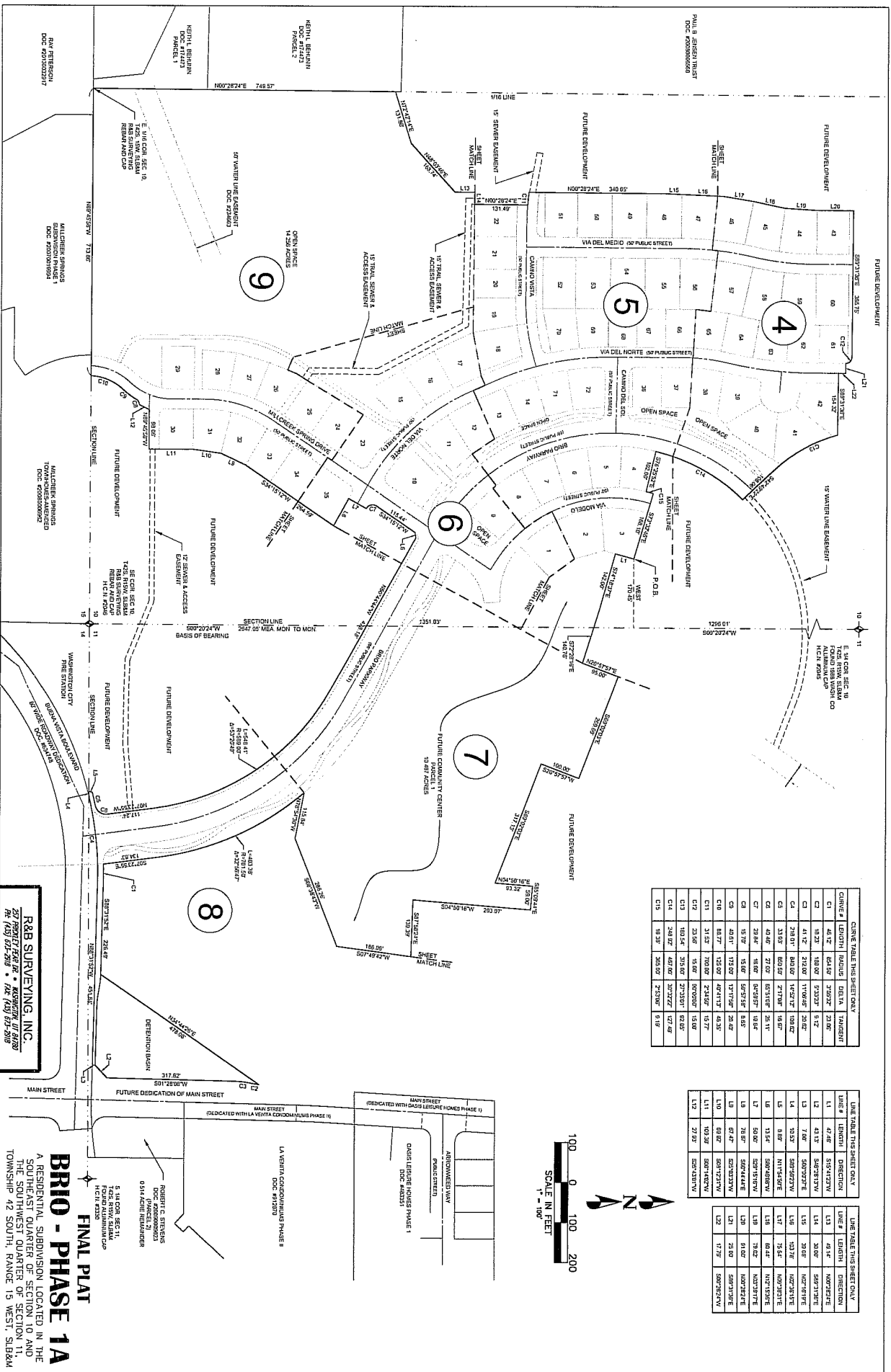
LINE TABLE THIS SHEET ONLY

LINE #	LENGTH	DIRECTION
L13	48.14	N69°28'4"E
L14	30.00	S89°13'9"E
L15	30.00	N69°13'9"E
L16	100.78	N69°13'9"E
L17	75.84	N69°28'4"E
L18	80.44	N17°58'5"E
L19	79.82	N69°28'4"E
L20	91.00	N69°28'4"E
L21	30.00	S89°13'9"E
L22	17.78	S89°28'4"E



R&B SURVEYING, INC.
 257 2802742-28 • 2802742-28
 1111 1111 1111 • 1111 1111 1111

FINAL PLAT
BRIO - PHASE 1A
 A RESIDENTIAL SUBDIVISION LOCATED IN THE
 SOUTHEAST QUARTER OF SECTION 10 AND
 THE SOUTHWEST QUARTER OF SECTION 11,
 TOWNSHIP 42 SOUTH, RANGE 15 WEST, S.13.84



CHUTE TABLE SHEET ONLY

CHUTE #	SECTION	INCHES	FEET	INCHES	FEET
C1	40.2	10.00	25.40	25.40	64.57
C2	40.2	10.00	25.40	25.40	64.57
C3	41.2	10.00	25.40	25.40	64.57
C4	41.2	10.00	25.40	25.40	64.57
C5	41.2	10.00	25.40	25.40	64.57
C6	41.2	10.00	25.40	25.40	64.57
C7	41.2	10.00	25.40	25.40	64.57
C8	41.2	10.00	25.40	25.40	64.57
C9	41.2	10.00	25.40	25.40	64.57
C10	41.2	10.00	25.40	25.40	64.57
C11	41.2	10.00	25.40	25.40	64.57
C12	41.2	10.00	25.40	25.40	64.57
C13	41.2	10.00	25.40	25.40	64.57
C14	41.2	10.00	25.40	25.40	64.57
C15	41.2	10.00	25.40	25.40	64.57

LINE TABLE SHEET ONLY

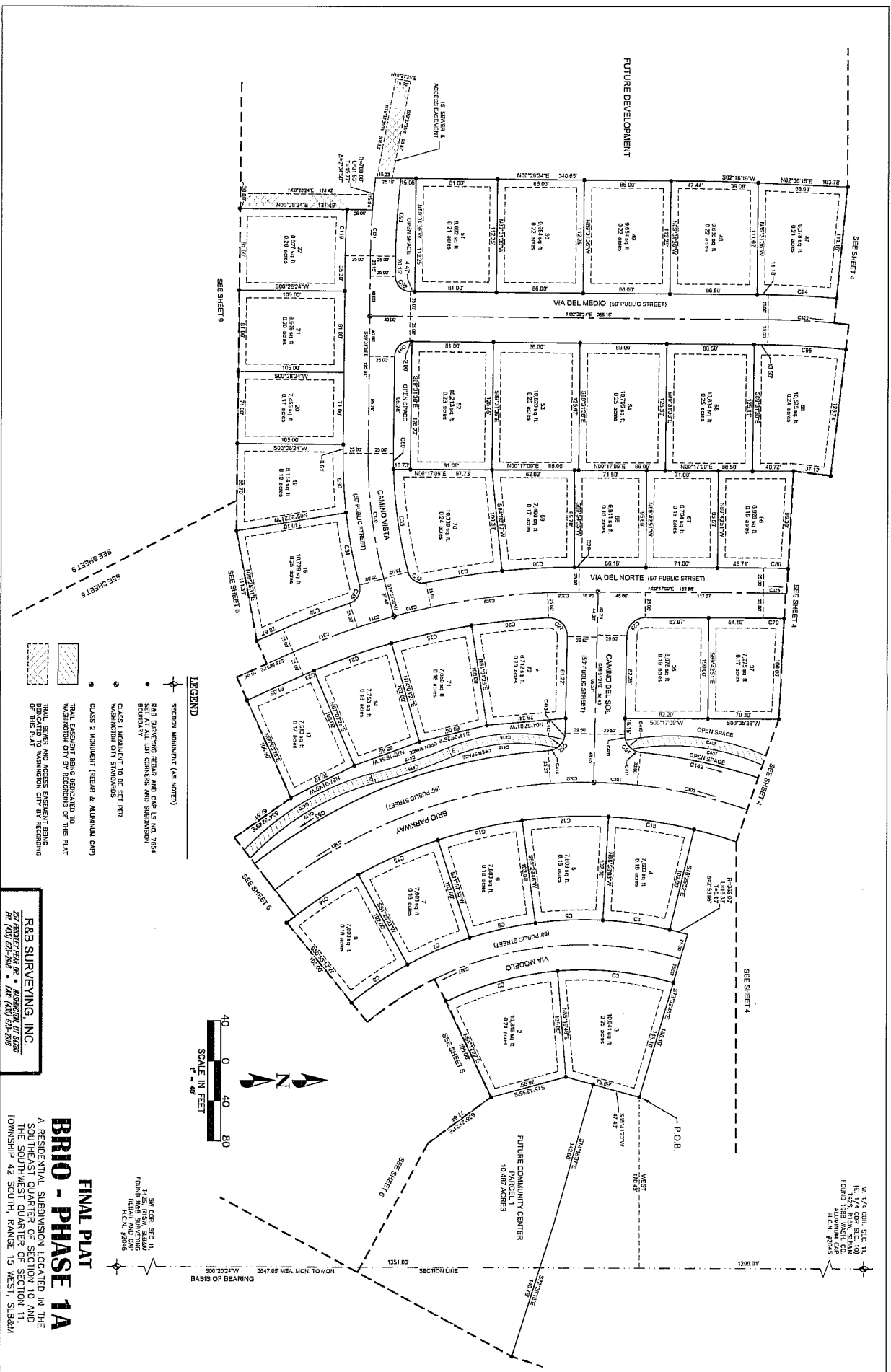
LINE #	SECTION	DIRECTION	INCHES	FEET
L1	40.2	S89°13'30"E	10.00	25.40
L2	40.2	S89°13'30"E	10.00	25.40
L3	40.2	S89°13'30"E	10.00	25.40
L4	40.2	S89°13'30"E	10.00	25.40
L5	40.2	S89°13'30"E	10.00	25.40
L6	40.2	S89°13'30"E	10.00	25.40
L7	40.2	S89°13'30"E	10.00	25.40
L8	40.2	S89°13'30"E	10.00	25.40
L9	40.2	S89°13'30"E	10.00	25.40
L10	40.2	S89°13'30"E	10.00	25.40
L11	40.2	S89°13'30"E	10.00	25.40
L12	40.2	S89°13'30"E	10.00	25.40

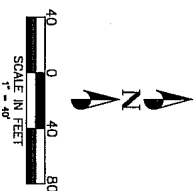
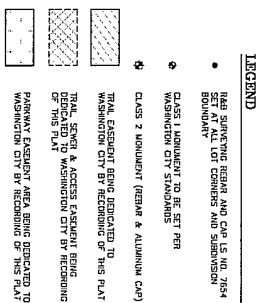
LINE TABLE SHEET ONLY

LINE #	SECTION	DIRECTION	INCHES	FEET
L13	40.2	S89°13'30"E	10.00	25.40
L14	40.2	S89°13'30"E	10.00	25.40
L15	40.2	S89°13'30"E	10.00	25.40
L16	40.2	S89°13'30"E	10.00	25.40
L17	40.2	S89°13'30"E	10.00	25.40
L18	40.2	S89°13'30"E	10.00	25.40
L19	40.2	S89°13'30"E	10.00	25.40
L20	40.2	S89°13'30"E	10.00	25.40
L21	40.2	S89°13'30"E	10.00	25.40
L22	40.2	S89°13'30"E	10.00	25.40
L23	40.2	S89°13'30"E	10.00	25.40

R&B SURVEYING, INC.
201 PACIFIC AVENUE • KANSAS CITY, MO 64108
PH 816-231-2018 • FAX 816-231-2018

BRIO - PHASE 1A
A RESIDENTIAL SUBDIVISION LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 10 AND
TOWNSHIP 42 SOUTH, RANGE 13 WEST, SL&M



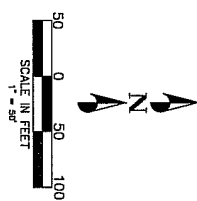


FINAL PLAT

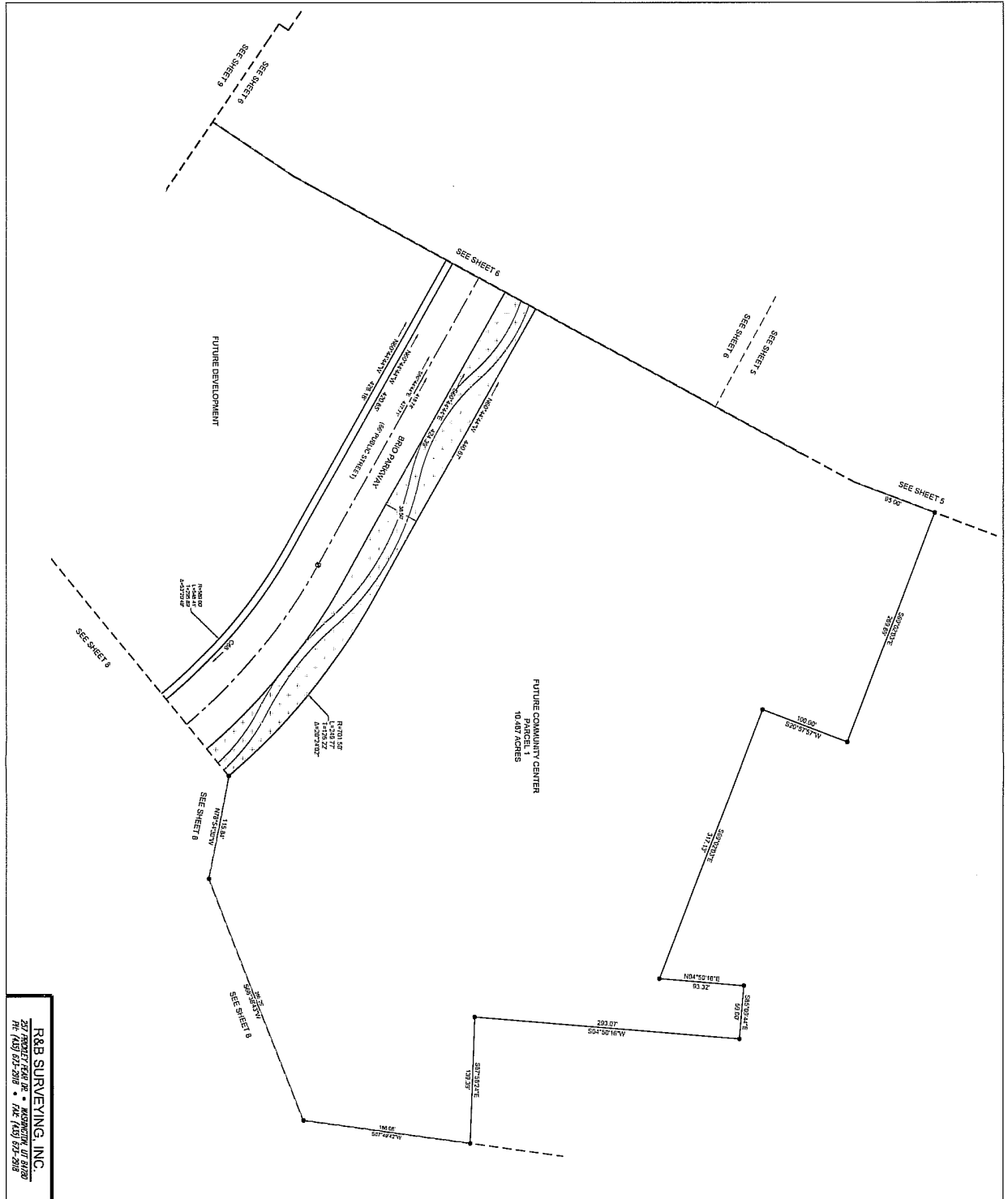
BRIO - PHASE 1A

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&N

R&B SURVEYING, INC.
257 PROSPECT HILL DR. • WASHINGTON, UT 84783
FAX: (435) 671-2918 • FAX: (435) 671-2918



- LEGEND**
- R&B SURVEYING BEARS AND CAP IS NO. 1654 SET AT ALL LOT CORNERS AND SUBDIVISION BOUNDARY
 - CLASS 2 MONUMENT (PINK & ALUMINUM CAP)
 - ▭ PARKWAY EASEMENT AREA BEING DEDICATED TO WASHINGTON CITY BY RECORDING OF THIS PLAT



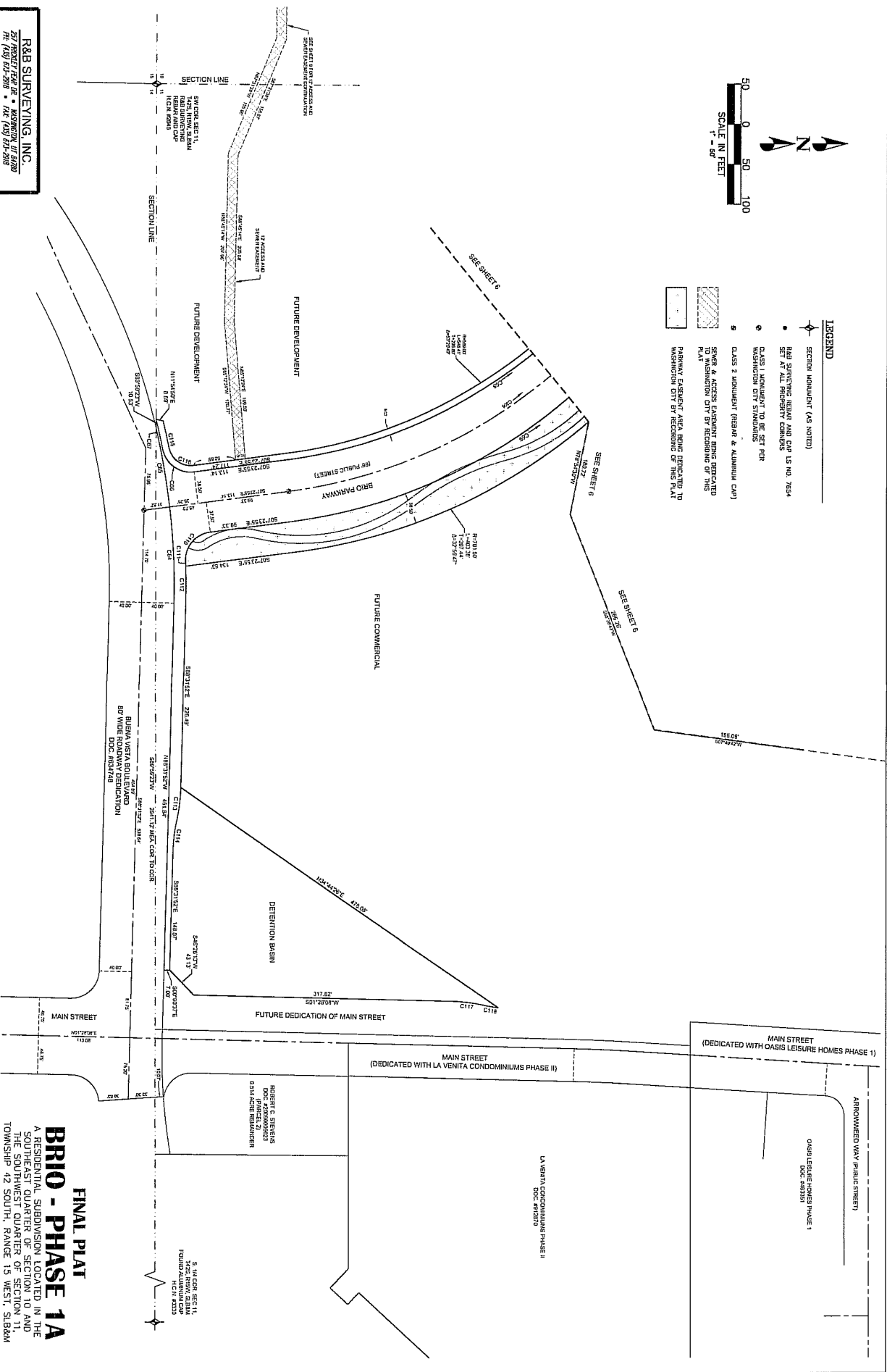
R&B SURVEYING, INC.
227 HOOVER PARK DR. • WASHINGTON, UT 84080
PH (435) 602-2818 • FAX (435) 602-2818

FINAL PLAT
BRIO - PHASE 1A
A RESIDENTIAL SUBDIVISION LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 10 AND
THE SOUTHWEST QUARTER OF SECTION 18
TOWNSHIP 42S, RANGE 13 WEST, 12860N

R&B SURVEYING, INC.
257 PROJECT YEAR 10 • WASHINGTON, D.C. 20004
PH: (202) 673-5816 • FAX: (202) 673-5816

FINAL PLAT
BRIO - PHASE 1A
A RESIDENTIAL SUBDIVISION LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 10 AND
THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 42 SOUTH, RANGE 15 WEST 1, S168M

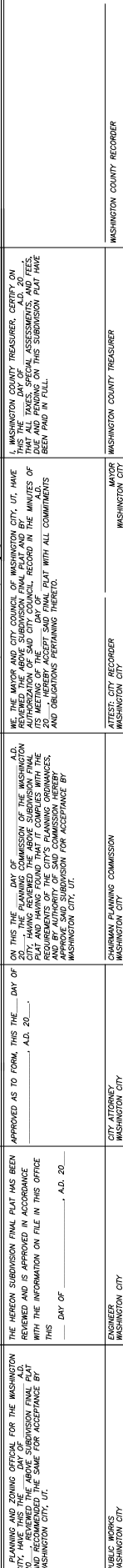
SHEET 8 OF 9



DATE: 8-27-2014
SCALE: 1"=60'

JOB NO.
27-002

SHEET NO.
1 OF 1



CURVE TABLE			
CURVE NO.	RADIUS	LENGTH	TANGENT
C1	136.00	7.95	527.15
C2	136.00	60.35	533.07
C3	136.00	61.78	5477.34
C4	136.00	83.01	3871.05
C5	91.00	65.80	5450.57
C6	91.00	178.24	15076.07
C7	395.00	70.41	15197.35

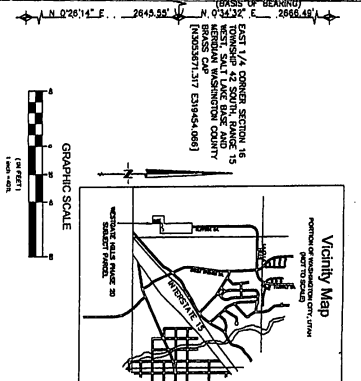


CHART 1-10 SCALE

0 20 40

1 2 3 4 5 6 7 8 9 10

GRAPHIC SCALE

[illegible]

SURVEYOR'S CERTIFICATE

1. ROBERT R. HERMANSON, SR., GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A RESIDENT OF THE STATE OF UTAH, AND THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED UNDER THE NAME OF THE STATE OF UTAH, AND I HAVE BEEN AUTHORIZED BY THE BOARD OF LAND COMMISSIONERS OF THE STATE OF UTAH BY AUTHORITY OF THE OWNERS' LAND TO BE SUPERSEDED, SURREY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN TO BE CONVEYED TO THE STATE OF UTAH, AS SET FORTH IN THE WESTERLY TITLE PHASE 2D.

2. I HAVE SAID TRACT OF LAND HEREIN DESCRIBED TO BE CONVEYED TO THE STATE OF UTAH, AND I HAVE SAID TRACT OF LAND BEING CORRECTLY SHIPPED AND STAYED ON THE PLAT SAID TRACT OF LAND BEING MADE PARTICULARLY

BOUNDARY DESCRIPTION

[illegible]

A circular seal for a Professional Land Surveyor in the State of Utah. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF UTAH" at the bottom. In the center, there is a stylized mountain range graphic. To the right of the mountains, the name "HOLSTADT" is written vertically, and to the left, "ROBERT S." is written vertically. Below the mountains, the word "REGISTERED" is written horizontally.

DATE: BUSH AND GUDCELL INC.

ROBERT R. HERLANDSON
 PROFESSIONAL LAND SURVEYOR
 UTAH LICENSE NUMBER 6362432

COMMERCIAL PEDIATION

TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS AND PRIVATE STREETS, TO BE HEREAFTER KNOWN AS:

WESTGATE HILLS PHASE 2D

DO HEREBY DECLARE THAT THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS (INCLUDING PUBLIC ROADS) SHOWN ON THE PLAT OF THE CITY OF WASHINGTON EXISTING OVER, UNDER, AND ACROSS ALL CORPUSCLES OF THE CITY OF WASHINGTON, HAS BEEN DEDICATED TO THE CITY OF WASHINGTON FOR THE COMMON USE OF THE CITY OF WASHINGTON, AND THE CITY OF WASHINGTON HAS HEREBY ACCEPTED THE DEDICATION OF THE COMMON AREAS SHOWN ON THE PLAT OF THE CITY OF WASHINGTON EXISTING OVER, UNDER, AND ACROSS ALL CORPUSCLES OF THE CITY OF WASHINGTON, AND HEREBY DECLARES AND CANNOT BE SHOWN, THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON THAT THE COMMON AREAS SHOWN ON THE PLAT OF THE CITY OF WASHINGTON ARE NOT CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

NOTA INVESTMENT, LLC
A TOBACCO UNITED LIABILITY COMPANY
BY: MICHAEL ROGERS
STATE OF _____
COUNTY OF _____ SS
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

[illegible]

WESTGATE HILLS PHASE 2D

LOCATED BY
SE 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASIN AND MERIDIAN

[illegible]

SHEET 1	WESTGATE HILLS PHASE 2D LOTTED IN SE 1/4 OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE & MERIDIAN	Drawn by: EAW Date: 3-6-15		BUSH & GUDGELL, INC. Engineers - Planners - Surveyors 205 East Tabernash Street #4 St. George, Utah 84770 Phone (435) 875-5587 / Fax (435) 875-5181 www.bushandgudgell.com				
		Designed by: Checked by: BRB Approved by: RBRL Scale: 1" = 40' Job No.: 330551						
					No.	Date	By	Revision

LEGEND

- 1. SECTION, SUBSECTION (FRONT, TYPE, DATE, AGENT AND LOCATION ETC. AS SHOWN ON THE PLAT)
- 2. SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 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